

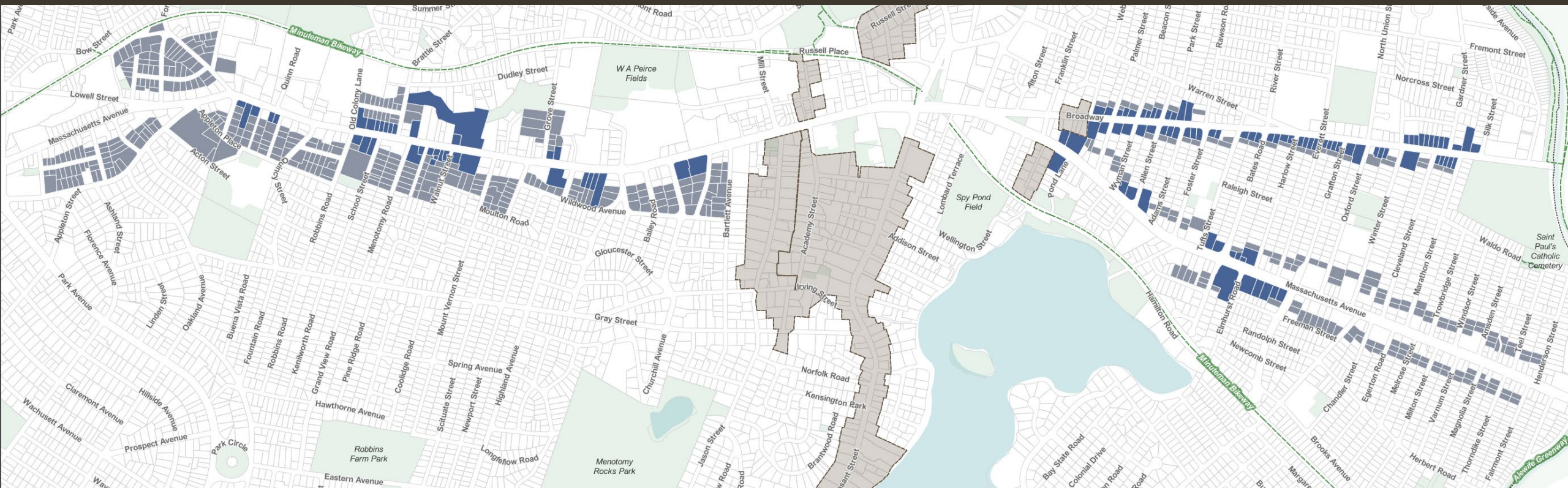
Amendment to Article 12

presented by Kristin L. Anderson



Encouraging Greater Commercial Growth in Arlington

The Redevelopment Board has created pathways for future commercial growth in the Heights, the Center, & East Arlington.



Article 12 Incentivizes Mixed-Use Development

along Mass Ave and Broadway

<i>Incentives</i>	<i>Mixed-Use</i>
<i>Mass Ave</i>	+2 stories 0 ft front setback
<i>Broadway</i>	+1 story 0 ft front setback
<i>Neighborhood</i>	N/A

Article 12 Mixed-Use Incentive:

Requires 60% commercial use on the ground floor.

This Amendment:

Requires 60% commercial use on the ground floor, plus 40% commercial use on the second floor of mixed-use buildings on Mass Ave.

“... in most cases, the 60% requirement will result in spaces that are too small for the types of businesses and retail that support needs of the local population.”



Financially Feasible.

On Broadway, the financially feasible development incentive is a one story bonus and 0 foot front setback in exchange for 60% ground floor commercial use.

This Amendment only applies to the 50+ parcels fronting Mass Ave, where the bonus is 0 foot front setback and 2 stories. This leaves feasibility intact for mixed-use on Broadway.

Because the bonus is two floors on Mass Ave, 60% ground floor business use and 40% second floor commercial use remains financially feasible.

The Result.

Encourage & Increase Commercial Use on Mass Ave by updating the bonus to be equal to the financially feasible Broadway mixed-use incentive.

**Greater Commercial Growth
& walkable access to new businesses.**

VOTE YES on the Anderson Amendment to Article 12.